

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Sutton Road, Walsall, WS1

228265682



PROPERTY DESCRIPTION



Our latest listing is in Sutton Road, Walsall, WS1

Rent currently agreed with tenant of **£750** per calendar month which calculates to a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Sutton Road, Walsall,
WS1

228265682

Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £750

Market Rent: £827

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£100,000

10% Deposit (£5,000 Minimum) **£10,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,000**

Purchase Balance **£90,000**

SDLT Charge **£5,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£96,000**

Your total all in costs would be ~£96,000 after taxes and fees based on a purchase price of £100,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £110,000.



£110,000

1 bedroom flat for sale

Sutton Road, Walsall, WS1

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 18 May 2024 (52 days) by Purplebricks, covering Walsall

[+ Add to report](#)



£107,800

1 bedroom flat for sale

Parklands Gardens, Walsall, WS1

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 17 Mar 2026 (139 days) by iad, Nationwide

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £935 based on the analysis carried out by our lettings team.



1 bedroom flat

[+ Add to report](#)

Bridge Street, Walsall

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 13 Aug 2024 (5 days) by CANDLIN & CO LTD, Walsall

£935 pcm



1 bedroom apartment

[+ Add to report](#)

WALSALL

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2026 to 8 Apr 2026 (39 days) by Connells Lettings, Walsall

£850 pcm



Interested in this
property investment?

Call us on
0161 394 2637

Sutton Road, Walsall, WS1

PROPERTY ID: 228265682

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.